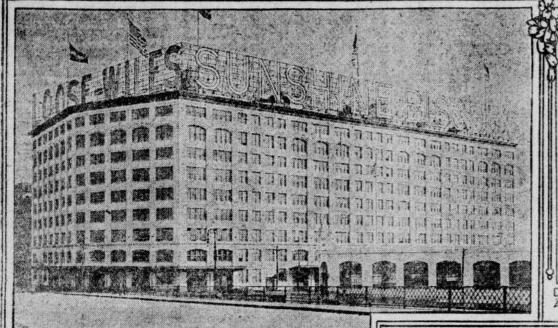
NEW YORK, SUNDAY, MARCH 13, 1921.

NEW YORK'S BABY BOROUGH BIDS FAIR TO BECOME A GIANT

Expert Declares Low Land Values in Queens Caused by Lack of Construction During War Must Soon Jump Tremendously by Reason of the Borough's Location and Transit Facilities-Intensive Building Boom Will Be Sequel to Land Market



QUEENSBORO PLAZA LONG ISLAND CITY 2 3ubways e "Elevated" Lines MID-TOWN MANHATTAN to LONG ISLAND CITY LOWER MANHATTAN to BROOKLYN TIMES SQUARE-42 TOTE BROADWAY CANAL ST. E BROADWAY 5774 ST. & 714 AVE SOTH ST. & ST. AVE RECTOR STE GREENWICH ST. LEXINGTON AY & GOTTS detted time Indicates a logical programmer

DIAGRAM SHOWING the RELATIVE BLOCK FRONT LAND VALUES of EACH of the SIX CONSECUTIVE SUBWAY STATIONS ON the B.R.T. SYSTEM, NOTE the PUNY SHOWING MADE BY the QUEENSBORD PLAZA BLOCK.

QUEENSBORO PLAZA

LONG ISLAND CITY

QUEEN'S INDUSTRIAL GROWTH IS EPITOMIZED IN THIS GIANT PLANT PUT UP BY the LOOSE-WILES BISCUIT CO.

HE following article, prepared especially for THE NEW YORK HERALD, calls attention to the strikingly low land values that prevail in the Queensbero Bridge Plaza section of Long Island City as contrasted loss at other points along the Brooklyn Rapid Transit subway tine prough Hall in Brooklyn through the heart of Munhattan to Queens, a certain extent the abnormally low values on vacant land in the plaza section have been due to the cessation of building brought on by the war. Now that the subway lines from Brooklyn and Manhattan to Queens are in operation, however, and building conditions are more encouraging, every indication points to the beginning of a remarkable activity in the land market, not only of Long Island City, but of the entire eastern section of Queensborough. It is equally obvious, experts say, that this active market in vacant land will be followed by a building boom of unusual propor-

study of assessments for 1921 made by the Department of Assessments and Taxes of New York city. From equally accurate data the author of this article draws his conclusions with regard to the possible increase of land values in the Queensboro Plaza district within the next five years. The estimated extent of this increase is shown by the dotted lines on the diagram.

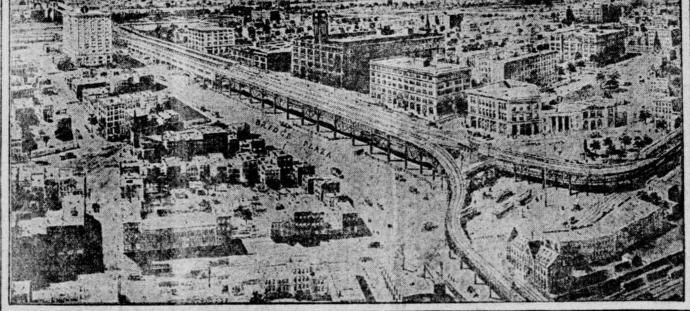
Building Data Show Wide

Scope of Women's Work

estion of projects in various sections of

The accompanying diagram practically tells its own story. It illustrates the rapid growth of New York city from its kinh into its nearest neighboring borough, Queens, in its effort to accommodate its stupendous industrial and commercial expansion.

The Queensboro Plaza in Long Island City is represented by the smallest block in the diagram, although it is only ten or twelve minutes from Broadway and times square by the B. R. T. subway, y means of the I. R. T. subway and levated lines it is connected with rooklyn and the Broax and the entire less time of values of each line in the diagram are based on assessed values for a block front of property directly at a station. The illustration of values of each line in the diagram are based on assessed values for a block front of property directly at a station.



PANORAMA of the BRIDGE PLAZA SKETCHED FROM PHOTOGRAPHS,

Jamaica is the logical coarte for the somewhat slower growth of the eastern reaches of Queens.

Besides being situated at the neck of the transit bottle the Plaza has the added advantage of vehicular traffic which flows at an astounding rate over the Chescabore Driggs. It has been eativehicles pass across this bridge daily to

Several interesting examples of the increasing activities of women in business and clab life and commercial and agricultural pursuits are provided in a series of activity of activities are provided in a series of activities. VESEY STREET CORNER Builds Cylindrical House. TO BE SOLD AT AUCTION

excless of seejects in various sections of this country and England.

A five million dollar hotel improvement in Boston, Mass, to house upward of 5,000 women members heads the Hst and is the largest project of its kind ever undertaken. It will be ten stories high, covering an entire oily block and will contain every facility for educational, recreational and special activities.

From Danvar, Col., comes an announcement that tils Business and Professional Women's Cible of that city plans to build a cible house of the newstands. A game of the country in the country of the recreational recreational recreations and excellent of the country and the while vertical up to the samples of the members proves how varied site the growing demands of increased membersals. A game of the country of the country of the recomber and the proposed structure from exceptional treations, incompages without the country of the recomber proves how varied site the growing all the proposed structure from of the recomber proves how warled site the growing and and colors, insurance and stock brokers, newspaper writers muscledow, brightness, managers of departments in large commercial house, buyers, expect and undertakens, managers of departments in large commercial house, buyers, expect and undertakens, which need have little apprehension about the ability of the simplicity of the Harding and professional fields the city head of the recomber to raise the necessary funds to make the proposed structure from of the recombers to raise the necessary funds to make the proposed structure from of the recomber to raise the necessary funds to make the proposed structure from of the recomber to raise the necessary funds to make the proposed structure from of the recomber of the simplicity of the Harding at 124 West Forty-eight the make the proposed structure from of the recomber o

ageing the inauguration. After garages and rooms in the rear of stores are present into service. The night before the inauguration elections are practically were "sold by the foct" the practically were "sold by the foct" round by the New York Board itendence districts surged throughout of Title Underwriters, leaving been in-

bway system begun less than a year on this short period since trains from this short period since trains from coally began to operate through the street to queens, the side character of Lexington avenue to love character of Lexington avenue to poorty near the subway station has dersone a change. Residences are fing way to business and values will an to tree rapidly. To this growth a Queens are a growth year of the city's most rapidly growing borough. It is difficult even for old residents of an old properly by reason of the city and corona extensions of the dual they can now go from the opportunities to this growth has action will continue sensor of plana section and from Astoria, Eliminust and Corona, which are important respects the Plaza has demonstrated in this as well as other rapid transit. They have limmense to ritories destined soon to become the sensor the city's ingrest residential development. It is generally conceded that there will be subway system will in the next two of the dual they can now go from the opportunities for growth has exceeded the vision of Queens and city. Astoria or Corona to remove the plaza and from Astoria, and Corona extensions of the dual they can now go from the opportunities for prowth has exceeded the vision of Queens and city; Astoria or Corona to remove the plaza and from Astoria, and from Asto

COURT ST. & BOROUGH HALL

. BROOKLYN.



Handsome business home of Lucile, Ltd., dresamakers, at 19 East earing through and rooms and from the part of the part Fifty-fourth street, for which a rental of \$1,000,000 will be igures for February, 1929. Only group of Western cities ed a decline as compared with last January's figures.

A SPECIMEN of the RESIDENTIAL CONSTRUCTION WHICH IS TRANSFORMING CERTAIN SECTIONS OF QUEENS, IT IS PART of the BROADWAY-FLUSHING-COLONY DEVELOPED BY the RICKERT-BROWN REALTY CO. Buyers Again Seek Fine Dwellings: Other Deals

H. M. Welli Company seld to J. Good-nan B West Forty-eighth street, a five tery residence on a Columbia College easehold formerly the residence of Mr. man 9 West Forty-eighth street, a five story residence on a Columbia College leasehold formerly the residence of Mr. the McKim of McKim, Mead & White, architects. Elaborate alterations are con-

Brown, Whoelock Company, Inc. sold for the Clark estate 27 West Seventy-Oakbury Restanted a four story dwelling, 21x

Livereit M. Selxas Company recold for Samuel Rosenberg 407 East Fifty-eighth state of street, recently sold to him by William Sauar and Emil Lang, a three story of her of

dwelling, 19x192, at 24 West Sixtyeighth street, owned by Marie L. Denner.
William J. Roome & Co., Inc., sold
through the Empire Trust Company for
John H. Williams and others 242 East
Thirty-fifth street, a four story dwelling,
16.10x88.9, to Eugene Coulon.

Durons Company sold 129 West Fift.

Duross Company sold 129 West Fit-teenth street, a three story dwelling, 20 x108.3. The purchaser will alter it into a business building for his occupancy. W. J. Huston & Son resold for James

M. Cruikshank to a Mr. Pinte the four story dwelling, 25x100, at 731 St. Nicho-as avenue, near 146th street.

as avenue, near 146th street.

Felat & Weidbaas sold for N. Taylor
Phillips the four story dwelling, 18x102.2
at 112 West Seventy-third street.

Henry Brady as administrator sold
for the estate of Mary E. Brady the four
story store and dwelling at 352 West
Twenty-sifth street to Anna Brandt.

Announcement was made yesterday of the formation of the Ardmore Realty Corporation by Morrison & Schiff, attor-neys, to take over about sixty-five apartment houses in Manhattan and the Bronx owned by Joseph Shonk. It is said the properties are valued at sev-eral million dollars. Among the largest of these are the Darnard at Central Park West and Seventy-first street, the Calburge northwest come of Broad-

corner of St. Mencius avenue and 1884 to me the street.

The new company is headed by Barnet Relit who has been engaged in real people and cost \$200,000. The architects net Riar, who has been engaged in real estate operations for several years and their transit facilities by the very reason of their amplitude.

MANY ESTATES TO BE SOLD.

Corner of St. Mencius avenue and 1884 to motion picture theatre to east 1,500 to met Riar, who has been engaged in real people and cost \$200,000. The architects are Relly & Hall, who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and cost \$200,000. The architects are Relly & Hall who designed the people and

Joseph Sag Harber

Place on April 2.

The estate of the late James E. Riordan at Sag Harber, L. I., including a residence, outbuildings and about fifty acres of land on Peconic Bay, will be sold at auction on April 2 by Arthur C. heridan, Mr. Sheridan will also sell a April 9 a 20 acre estate at Ridge-lid, Conn., and on April 16 a Ridge-lid, Conn., and dan at Sag Harber, L. I., including a residence, outbuildings and about fifty acres of land on Peconic Bay, will be soid at auction on April 2 by Arthur C. Sheridan, Mr. Sheridan will also sell on April 3 a 30 acre estate at Ridge-field, Conn., and on April 16 the auctioneer will sell the former James A. Hearn estate in Long Branch, N. J., for the owner Who acquired it at auction. But I former James A. Catholic Foreign Mission Society or Eugen John-H. F. Beck Company sold the owner Who acquired it at auction.

screek of land on Peconic Bay, will be soid at auction on April 2 by Arthur C. Sheridan. Mr. Sheridan will also seil at auction on April 3 by Arthur C. Sheridan. Mr. Sheridan will also seil to church on which the buyers intend to erect a church, on which the buyers intend to erect at Ridge field, Conn., and on April 36 the auctionser will sell the former James A. Hearn estate in Long Branch, N. J., for the owner who acquired it at auction last April. Mr. Eherdan announces that he will sell an estate of autional reputation, held at \$1,500,000, on April 32 and several other properties in West-chester county and New Jersey.

Breeklyn Parcels to Be Soid.

The Brooklyn properties of the late Thomas W. Shfelds, the recluse artist, are to be soid at auction on Therday in the Brooklyn Exchange of the Jersey Johnson, Jr., Company. The same auctionsers will also offer at the same said the plant of the Propent Medical Prank Prace and New Jersey.

Breeklyn Exchange of the Jersey Johnson, Jr., Company. The same auctionsers will also offer at the same said the plant of the Propent Medical Prank Prace and the plant of the Prank Prace and New Jersey.

Breoklyn Exchange of the Jersey Johnson, Jr., Company. The same auction for Therday by the First Reformed Course of Bedford avenue and Chymer street. Brooklyn together with the assets, consisting of the lease on the factory, stock on hand and the brick dwelling at 505 Pacific street subject to monthly tensing.

St. Mark's P. E. Church, at Second avenue, and Chymer and Expense of the American and the brick dwelling at 505 Pacific street subject to monthly tensing.

Dr. Derby Sells His Home.

Dr. Richard Derby, son-in-law of the late Cel. Theodore Roosevelt, has sold his residence at 118 East Seventy-ninth street, which he held at \$50,600. It is a four story and baseament dwelling, 18x 1923, near Park avenue, and was purchased about eight years ago by Dr. Derby and modernized. He occupied it until law year, when he and Mrs. Derby Sex 1012 tive story double that. The development of the Roosevelt homestead in Cyster Lay. buildings planned compared with
the same months of the previous
year. This falling off reached
the apex in January, when a decline of 53 per cent. was noted.
The figures for February show
a decline of only 25 per cent.
from the figures of February,
1920. The total expenditure in
146 cities for last February was
377,840,102. The New England
States showed a gain over the
figures for February, 1920. Only
The total expenditure in
146 cities for last February was
157,840,102. The New England
States showed a gain over the
figures for February, 1920. Only
The total expenditure in
146 cities for last February was
1577,840,102. The New England
States showed a gain over the
figures for February, 1920. Only

H. M. Well Company sold for the akbury Really Company 105 West

will street.
William Lies, Inc., sold for the Billyrice Homes Company to B. Auslander
the two family house and two garages,
25x100, at \$12 Ditmas avenue.

Edward B. Kegel sold a plot, 200x100, on East 103d street near Farragut road,

March Realty Corporation two of five two family houses with stores under construction, 100x100, at the Southeast

Other Church Realty Deals.

St. Mark's P. E. Church, at Second avenue and Tenth street, which during the last few years bought up coveral to meet in the building situation are found in the surveys for February conducted by the F. W. Dodge Company and Bradstreet's. These show a gain of 32 per cent. over January's figures. Since last July there has been a falling off in the value of buildings planned compared with the same months of the previous year. This falling off reached

Tormer Belmont Home Morrgaged. Int. 384x100: 677 Van Nest avenue,
The former August Belmont residence and stable preparty as 44 Mars inar, with three stores, 50x24.